

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
HIBBARD KAREN ANN 51 DONALD AV EAST LONGMEADOW MA 01028 GIS ID F_376184_2852835												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	128800		128,800												
												RES LAND		101	109000		109,000												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	700		700												
				SUPPLEMENTAL DATA																									
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
Total														238,500		238,500													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
HIBBARD KAREN ANN SCHOENFELDT BARBARA A HERS + DEV				23932		0046		06-10-2021		Q		I		220,000		00		Year		Code		Assessed		Year		Code		Assessed	
				03267		0147		06-27-1967		U		I		0				2023		101		118,200		2022		101		106,700	
																		101		99,100		101		90,100		101		83,300	
																		101		400		101		400		101		400	
				Total														217,700		Total		197,200		Total		185,900			
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																	
Year		Code		Description				Amount		Code		Description		YEAR		Amount		Comm Int											
				Total																									
ASSESSING NEIGHBORHOOD																													
Nbhd				Nbhd Name				Tracing				Batch																	
0001								101				MA																	
NOTES																													

Property Location 51 DONALD AV
 Vision ID 3290 Account # 3343

Map ID 3B/ 30/ 669/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 11/14/2023 1:20:49 A

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		153.13
Interior Floor 1	3	HARDWOOD	RCN		204,460
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1960
Heat Type	3	FORCED H/W	Effective Year Built		1984
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	4		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		128,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft	494		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
02	SHED/FR			L	80	12.00	2010	70	0.00	GD	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	988		34.32	33,905	
FFL	1ST FLOOR	988	988		171.24	169,185	
PAT	PATIO	0	150		9.13	1,370	
Ttl Gross Liv / Lease Area		988	2,126			204,460	

